

FINISHED RETAIL PADS AVAILABLE FOR SALE | GROUND LEASE

The Crossings | Cathedral City
Interstate 10 and Bob Hope Drive, Cathedral City, CA



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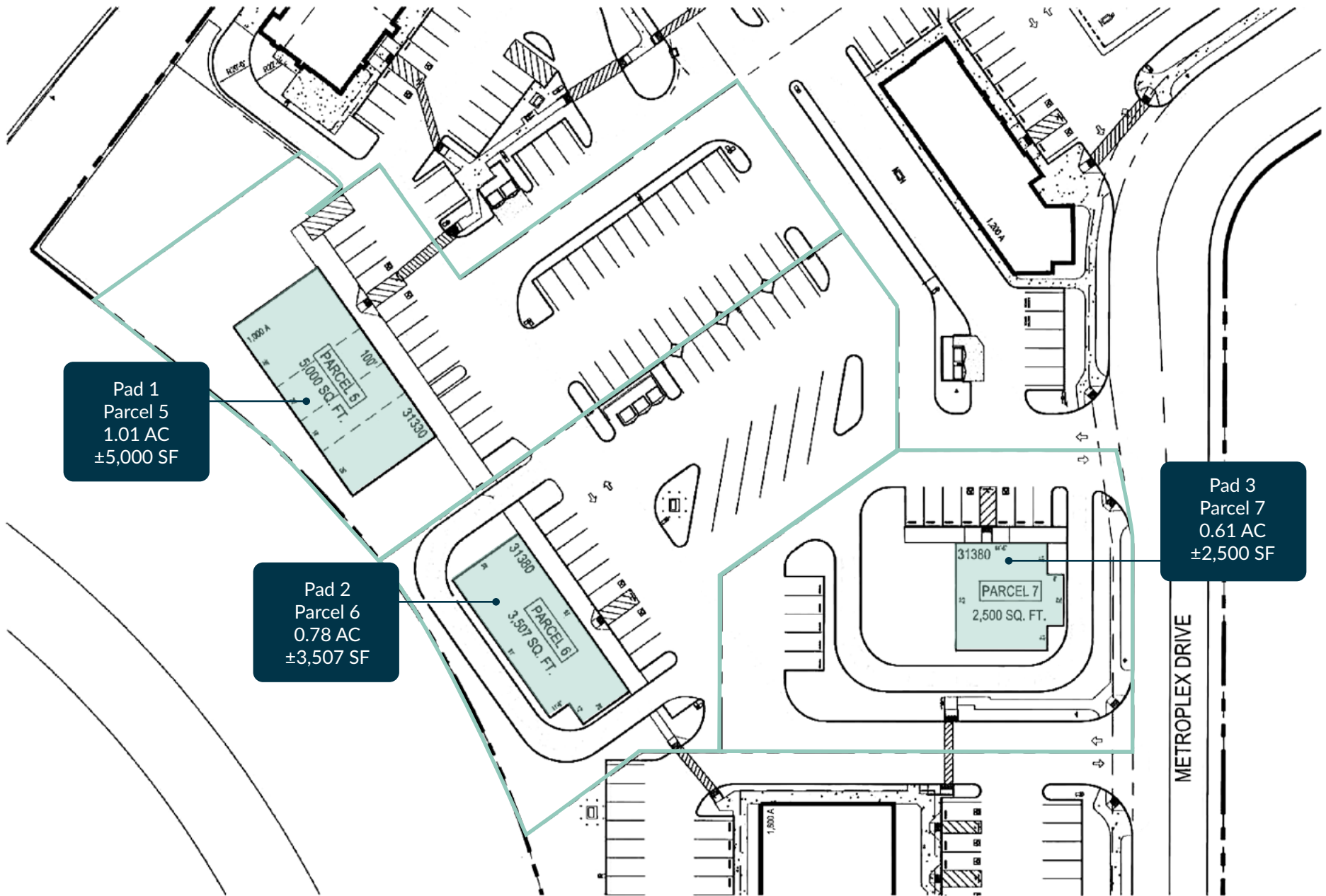


PROPERTY OVERVIEW

Welcome to Cathedral City, The Crossings, located on the North side of Interstate 10 on the signalized intersection of Bob Hope and Varner. This property serves the West bound off ramp of the I-10 at the Bob Hope exit. Available are three (3) separate pads with site work completed, two (2) approved for drive-thru and one approved for a 5,000 SF retail. Current tenants include Best Western PLUS, McDonalds, Starbucks, Taco Bell and ARCO AM/PM. There is also signage available on a 55-foot freeway pylon for incoming tenants. Reach out to Broker for more details and pricing.

PAD INFO

PAD 1 APN: 650-090-049	Parcel 5 Size: 1.01 AC Approvals: ±5,000 SF Retail
PAD 2 APN: 650-090-050	Parcel 6 Size: 0.78 AC Approvals: ±3,507 SF Retail
PAD 3 APN: 650-090-051	Parcel 7 Size: 0.61 AC Approvals: ±2,500 SF Retail
ZONING:	MU-U - Mixed Use - Urban



RETAIL MAP

RETAIL PADS AVAILABLE FOR LEASE
THE CROSSINGS | I-10 & BOB HOPE DRIVE | CATHEDRAL CITY, CA



THOUSAND PALMS
BUSINESS PARK

	1-mile	5-mile	10-mile
Population			
2025 Estimated Population	3,183	104,910	298,987
2030 Projected Population	3,282	111,748	321,477
Annual Growth 2020-2025	0.9%	5.0%	6.5%
Annual Growth 2025-2030	0.6%	1.3%	1.5%
Median Age	35.8	52.6	54.6
Households and Growth			
2025 Estimated Households	907	43,731	136,107
2030 Household Projection	942	46,837	146,738
Annual Growth 2020 to 2025	1.3%	2.1%	2.1%
Annual Growth 2025 to 2030	0.8%	1.4%	1.6%
Average Household Size	3.4	2.3	2.1
Estimated Income			
Average Household Income	\$106,336	\$108,868	\$111,578
Median Household Income	\$94,003	\$81,567	\$81,759
Estimated Businesses and Employees			
Total Businesses	288	4,493	16,063
Total Employees	4,606	38,565	120,299
Traffic			
		Ramon Road : 99,045	
		Bob Hope and Ramon Rd: 31,067	

*Information has been secured from sources we believe to be reliable, however, Meade Commercial cannot guarantee its accuracy.



PHOTOS

RETAIL PADS AVAILABLE FOR LEASE THE CROSSINGS | I-10 & BOB HOPE DRIVE | CATHEDRAL CITY, CA



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YOUR ADVISOR



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